



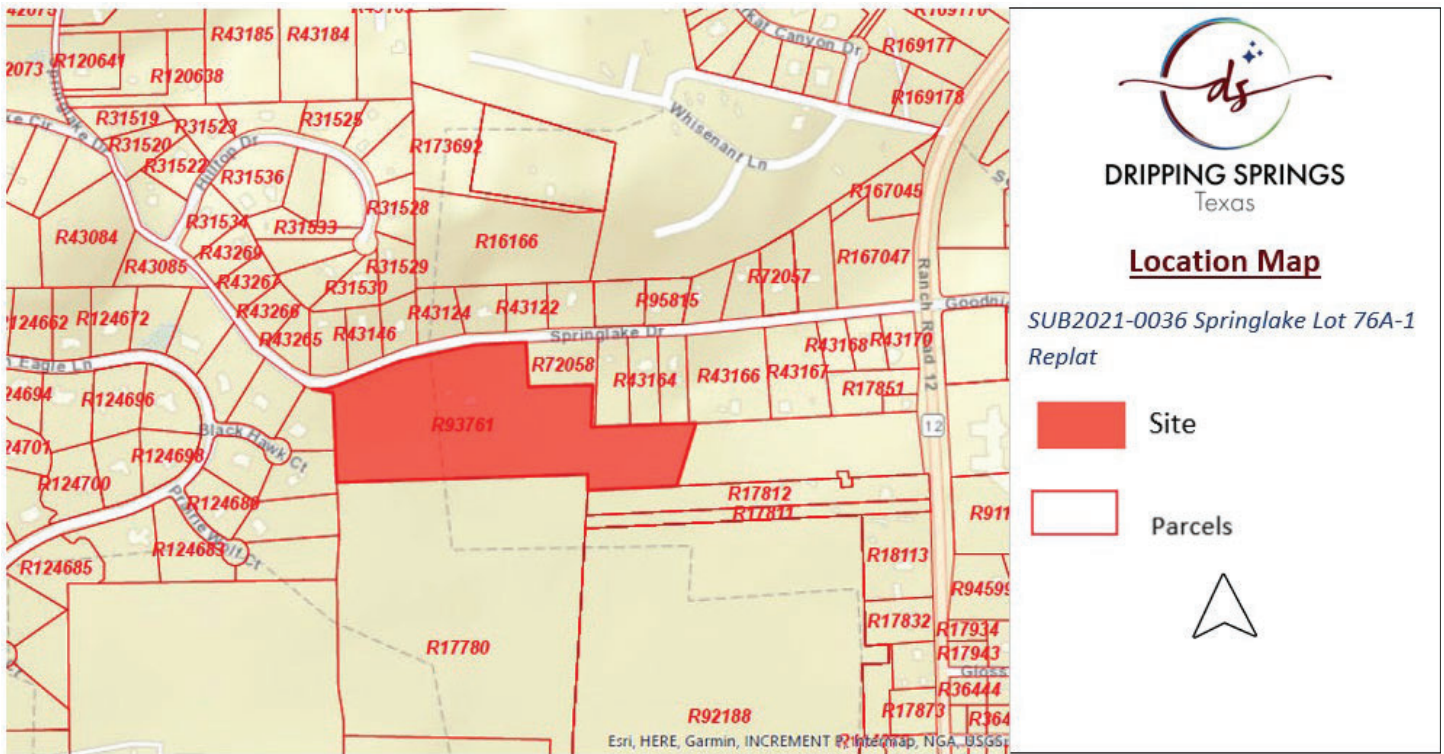
Planning and Zoning Commission

DRIPPING SPRINGS Texas Planning Department Staff Report

Planning and Zoning Commission Meeting: July 13, 2021
Project No: SUB2021-0036
Project Planner: Robyn Miga, Planning Consultant

Item Details

Project Name: Springlake Lot 76A-1 Replat
Property Location: 501 Springlake Drive, Dripping Springs
Legal Description: Springlake Subdivision, Lot 76A-1
Applicant: Jon Thompson
Property Owner: Kenneth M. and Bonnie M. Rose
Request: Replat Springlake lot 76A-1 into 2 lots.
Staff recommendation: Approval of the Replat based on outstanding comments



Overview

The applicant is requesting to Replat Springlake Lot 76A-1. The Springlake Tract 76A Subdivision is a 2 lot subdivision, located at 501 Springlake Drive, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). The 18.58-acre Replat consists of a total of 2 lots. The lots include 2 single family lots. The replat would take lot 76A-1 and subdivide it into 2 lots, 76A-1B at 12.35 acres and 76A-1A at 4.19 acres.

The property currently has frontage on Springlake Drive and both lots will continue to front onto Springlake Drive.

Springlake Lot 76A-1A Replat utility providers are listed below:

Planning Department Staff Report

Water: DSWSC

Wastewater: City of Dripping Springs Sewer

Electric: PEC

Recommendation:

Staff is recommending *Approval of the plat with the condition to clear all outstanding city staff comments* attached (see below Section).

Once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Property Owner Notification were sent out to property owners within 300ft; signs were posted on the site; notice was placed on the City Website.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Springlake Lot 76A Current Plat

Exhibit 3 – Springlake Lot 76A-1 Subdivision Replat

Exhibit 4 – Outstanding Comments Letter

Recommended Action	Deny Plat with the outstanding comments.
Alternatives/Options	Approve the Plat; Disapprove the Plat
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



CITY OF DRIPPING SPRINGS

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*replat fee - \$500 + \$250 =
\$1000
+ \$25 pub
notice
fee*

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL PRE-APPLICATION

CONSULTATION CONFERENCE

DATE: DATE:

NOT

NOT SCHEDULED

SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

OWNER NAME Kenneth M. & Bonnie M. Rose

COMPANY _____

STREET ADDRESS 501 Springlake Drive (PO Box 325)

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 626-7673 EMAIL brose10@austin.rr.com

PROPERTY INFORMATION

PROPERTY OWNER NAME	Kenneth M. & Bonnie M. Rose	
PROPERTY ADDRESS	501 Springlake Drive, Dripping Springs, Texas 78620	
CURRENT LEGAL DESCRIPTION	Springlake Subdivision, Lot 76A-1	
TAX ID #	R93761 & R112001	
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction	
CURRENT LAND ACREAGE	18.58 acre (per HaysCAD)	
SCHOOL DISTRICT	DSISD	
ESD DISTRICT(S)	# 1 & # 6	
ZONING/PDD/OVERLAY	N/A - ETJ	
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Springlake Drive</u>	
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____	

ENVIRONMENTAL INFORMATION

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION

PROPOSED SUBDIVISION NAME	Replat of Springlake Subdivision, Lot 76A-1
TOTAL ACREAGE OF DEVELOPMENT	18.58
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	9.29
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>2</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>18.58</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input checked="" type="checkbox"/>NO</p>	

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): DSWSC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): N/A

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): N/A

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Jon Thompson

Applicant Name

Jon Thompson

04/29/21

Applicant Signature

Jon Thompson

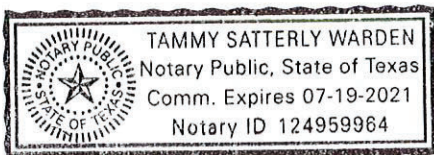
Date

04/29/21

Notary

Date

Notary Stamp Here



Bonnie Rose

Property Owner Name

Bonnie Rose

April 29, 2021

Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: Jon Thompson Date: April 29, 2021

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

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<input type="checkbox"/>	<input type="checkbox"/>	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	<input type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting,
Article 24.06

This property is outside the city limits and not subject to the City's Lighting Ordinance.

Parkland Dedication,
Article 28.03

The property's proposed replat is resulting in less than the threshold number of lots that requires a parkland dedication.

Landscaping and Tree
Preservation, Article
28.06

This property is outside the city limits and is not subject to the Landscape & Tree Preservation Ordinance.

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>This project will comply with the applicable portions of the City's Water Quality Protection Ordinance and Subdivision Ordinance as they apply to properties in the ETJ.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>This property is not in the city limits and is not subject to the Zoning Ordinance.</p>

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REPLAT OF THE REMAINDER OF TRACT 76 A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE

A SUBDIVISION IN HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT A. REED, JR. AND WIFE, CHERYLL GINDY BAYTLER, OWNERS OF 81.73 ACRES OF LAND OUT OF THE PHILLIP A. SMITH SURVEY NO. 415 AS CONVEYED TO US BY DEED DATED JUNE 16, 1965, AND RECORDED IN VOLUME 854, PAGE 858, DEED RECORDS OF HAYS COUNTY, TEXAS AND CONNECTED IN VOLUME 850, PAGE 848, DEED RECORDS OF HAYS COUNTY, TEXAS DATED AUGUST 6, 1979, AND BEING THE OWNERS OF THE REMAINDER OF A 31 ACRE TRACT OF LAND KNOWN AS THE REMAINDER OF TRACT 76A, DEED RECORDS OF HAYS COUNTY, TEXAS, IN VOLUME 850, PAGE 876, DEED RECORDS OF HAYS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE SAID 81.73 ACRES OF LAND TO BE KNOWN AS 'REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE' IN ACCORDANCE WITH THE DEED RECORDS OF HAYS COUNTY TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DELEGATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, WARRANT THAT ANY RIGHT, INTEREST, OBLIGATION, OR REMEDY GRANTED TO US BY THE SUBDIVISION DOCUMENT AND OTHER INSTRUMENTS, INCLUDING THIS INSTRUMENT, SHALL BE VALID AND ENFORCEABLE AGAINST ALL PERSONS IN INTEREST, ASSIGNORS, ASSIGNEES, HEIRS, OR ANY OTHER PERSONS ACTING PURSUANT TO THE DIRECTIONS OF ANY OF THE FOREGOING, OR UNDER COLOR OF THE SAME.

IN WITNESS WHEREOF, ROBERT A. REED, JR. AND WIFE CHERYLL GINDY BAYTLER, CAUSED THESE PRESENTS TO BE EXECUTED AND THESE UNTO SULLY AUTHORIZED, THIS 18 DAY OF SEPTEMBER, A. D. 1999.

Robert A. Reed, Jr.
ROBERT A. REED, JR.
OWNER

Cheryll Gindy Baytler
CHERYLL GINDY BAYTLER
OWNER

STATE OF TEXAS
COUNTY OF HAYS

PATRICIA MESSER
Notary Public, State of Texas
My Commission Expires
December 16, 2001

Patricia Messer
NOTARY PUBLIC IN AND FOR HAYS
COUNTY, TEXAS
COMMISSION EXPIRES 12/16/2001
PRINT NAME Patricia Messer

THIS PLAT, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF SPRING SPRINGS, TEXAS, AND IS HEREBY APPROVED THIS THE 18 DAY OF SEPTEMBER, A. D. 1999.

Wayne E. Smith
WAYNE
MAYOR

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ON A PUBLICLY DEDICATED ROADWAY UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY SUBDIVISION REGULATIONS.

STATE OF TEXAS
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THIS 18 DAY OF SEPTEMBER, A. D. 1999, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK 291 PAGE 201.

WITNES MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF SEPTEMBER, A. D. 1999.

Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS



HEALTH DEPARTMENT NOTES:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND LIMITED RESOURCES OF THE HAYS COUNTY WATER TREATMENT PLANT, THE HAYS COUNTY WATER TREATMENT PLANT OPERATOR HAS ADVISED THAT THE HAYS COUNTY WATER TREATMENT PLANT OPERATOR WILL OFFER THE BEST AVAILABLE WATER SUPPLY.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR STATE APPROVED COMMUNITY WATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.

NO CONSTRUCTION OR OTHER REQUIREMENTS WHICH THIS SUBDIVISION MAY BEIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Allen G. Walther
ALLEN G. WALTHER, DIRECTOR
HAYS COUNTY PLEASANTH ADMINISTRATION

STATE OF TEXAS
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WITNESS WHEREOF, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, HAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK 291 PAGE 201.

WITNES MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF SEPTEMBER, A. D. 1999.



Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGH-PASSES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN CONNECTION WITH THE DEVELOPMENT OF THE TRACT OF LAND COVERED BY THIS PLAT, IS THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS. THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THROUGH-PASSES OR TO BE RESPONSIBLE FOR CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

SPRING SPRINGS WATER SUPPLY COMP. HAS THE CAPACITY TO SERVE THIS SUBDIVISION.

Lee Carlisle
SPRING SPRINGS WATER SUPPLY COMP.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE CONDUCTED A SURVEY OF THE LAND SHOWN ON THIS PLAT, AND SAID SURVEY IS IN ACCORDANCE WITH THE HAYS COUNTY SUBDIVISION REGULATIONS. I HAVE ALSO CONDUCTED A SURVEY OF THE CORNER MONUMENTS WHICH WERE PROPERLY PLACED UNDER MY SURVEY AND I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SURVEY.

Gary F. Pennington
GARY F. PENNINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 - STATE OF TEXAS
SOUTHWEST LAND SURVEYORS
800-A HWY 8900
SPRING SPRINGS, TEXAS, 76680

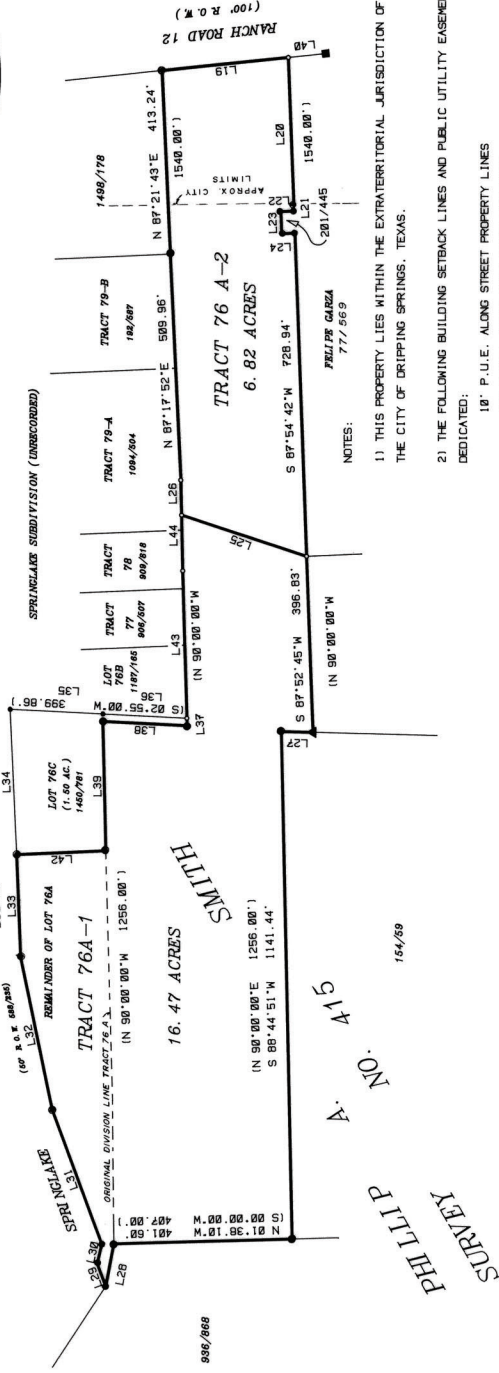
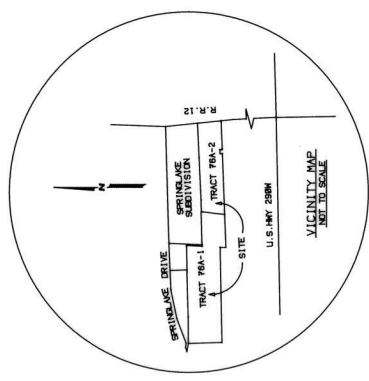
DATE 10.18.99



REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREE A SUBDIVISION IN HAYS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L 19	S 86° 05' 32" E	285.59'
L 20	S 87° 47' 28" W	331.22'
L 21	N 89° 15' 49" W	25.95'
L 22	S 87° 55' 34" W	49.97'
L 23	S 82° 33' 14" E	39.89'
L 24	N 18° 14' 00" E	286.08'
L 25	N 81° 25' 05" E	71.28'
L 26	N 82° 25' 05" E	56.58'
L 27	N 79° 18' 18" W	97.72'
L 28	N 79° 18' 00" W	98.41'
L 29	N 69° 39' 59" E	54.82'
L 30	S 77° 00' 53" E	45.33'
L 31	N 69° 32' 49" E	328.23'
L 32	N 69° 31' 24" E	328.53'
L 33	N 78° 13' 04" E	351.28'
L 34	N 87° 41' 17" E	231.81'
L 35	N 87° 32' 27" E	327.35'
L 36	N 87° 25' 48" E	327.13'
L 37	S 82° 48' 34" W	288.72'
L 38	N 86° 57' 23" E	17.85'
L 39	S 82° 59' 16" W	16.81'
L 40	N 82° 53' 09" E	198.48'
L 41	S 86° 05' 32" E	291.33'
L 42	S 86° 05' 32" E	21.06'
L 43	N 88° 21' 22" E	332.89'
L 44	N 88° 59' 17" E	125.87'

- LEGEND**
- 1/2 IRON ROD FOUND
 - 1/2 IRON ROD W/CAP SET
 - ▼ FENCE POST FOUND
 - CONCRETE MONUMENT FOUND

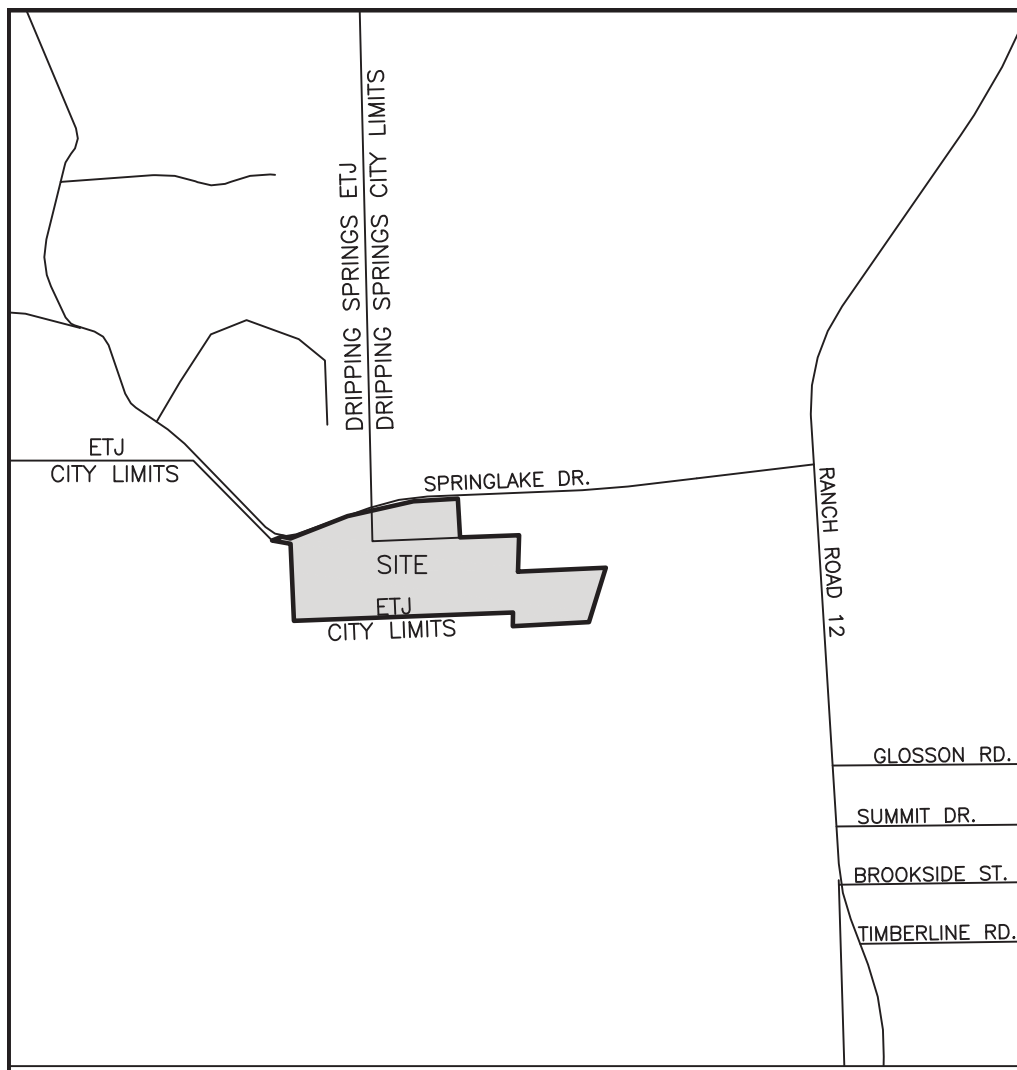


TOTAL NO. LOTS	2
TOTAL ACRES	23.29 ACRES
PROPOSED LAND USAGE	SINGLE FAMILY RESIDENTIAL AND / OR COMMERCIAL
AVERAGE LOT AREA	11.645 ACRES
NO. OF LOTS OVER 5 AC.	2
NO. OF LOTS OVER 5 AC. AND SMALLER THAN 10 AC.	1
NO. OF LOTS OVER 10 AC.	1
ELECTRIC SERVICE	P.E.C.
TELEPHONE SERVICE	O.T.E.
WATER	DRIPPING SPRINGS WATER SUPPLY CORP.

OWNER AND DEVELOPER
 ROBERT REED JR.
 CHERYL CINDY SATTLER
 581 SPRINGLAKE DRIVE
 DRIPPING SPRINGS, TEXAS 76620

SURVEYOR
 GARY F. PENNINGTON
 2059-A HWY 289M
 DRIPPING SPRINGS, TEXAS 76620

- NOTES:**
- THIS PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
 - THE FOLLOWING BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED:
 18' P.U.E. ALONG STREET PROPERTY LINES
 15' P.U.E. ALONG REAR PROPERTY LINES
 10' P.U.E. ALONG EACH SIDE OF ALL SIDE PROPERTY LINES
 18' SIDE BUILDING SETBACK
 30' FRONT BUILDING SETBACK
 30' REAR BUILDING SETBACK
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48280C0004E DATED FEB. 18, 1998, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
 - THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF NDR WITHIN ONE-HALF MILE OF THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
 - THIS SUBDIVISION IS WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT BOUNDARIES.
 - THIS PLAT COMPLIES WITH ORDINANCE NO. 30-E, AS AMENDED, OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE.



SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0105F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. ACCORDING TO SCALING FROM TCEQ MAPS NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
6. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
7. THIS SUBDIVISION LIES WITHIN THE DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
8. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF HAYS COUNTY ESD NUMBERS 1 AND 6.
9. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
10. BUILDING SETBACKS:
PER PLAT RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS:
• FRONT - 30'
• REAR - 30'
• SIDE - 10'
- PER SPRINGLAKE RESTRICTIONS (ONLY APPLY TO THE PORTION SHOWN SUBJECT TO SPRINGLAKE RESTRICTIONS):
• FRONT - 50'
• SIDE - 25'
11. THE AREA SHOWN AS SUBJECT TO SPRINGLAKE RESTRICTIONS IS SUBJECT TO THAT EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, RECORDED IN VOLUME 294, PAGE 385 OF THE HAYS COUNTY DEED RECORDS. NO PLOTTABLE ITEMS IN DEED.

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT WE, KENNETH M. ROSE AND BONNIE M ROSE, OWNERS OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, AS CONVEYED TO US BY DEED DATED JUNE 15, 2006, AND RECORDED IN VOLUME 2944, PAGE 757 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND THAT TRACT DESCRIBED AS 0.07 OF AN ACRE CONVEYED TO US BY DEED DATED JUNE 15, 2006 AND RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS REPLAT OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, ESTABLISHING LOTS 76A-1A AND 76A-1B, SPINGLAKE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

KENNETH M. ROSE, OWNER

BONNIE M. ROSE, OWNER

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, PAGE _____.

ELAINE CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GILPIN, P.E.
CITY ENGINEER

DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS REPLAT OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS AND 0.07 OF AN ACRE RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, ESTABLISHING LOTS 76A-1A AND 76A-1B, SPRINGLAKE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY DRIPPING SPRINGS, TEXAS AND IS HEREBY ADMINISTRATIVELY APPROVED PURSUANT TO ORDINANCE 1230.09.

APPROVED, THIS THE ____ DAY OF _____, 20____.

BY:

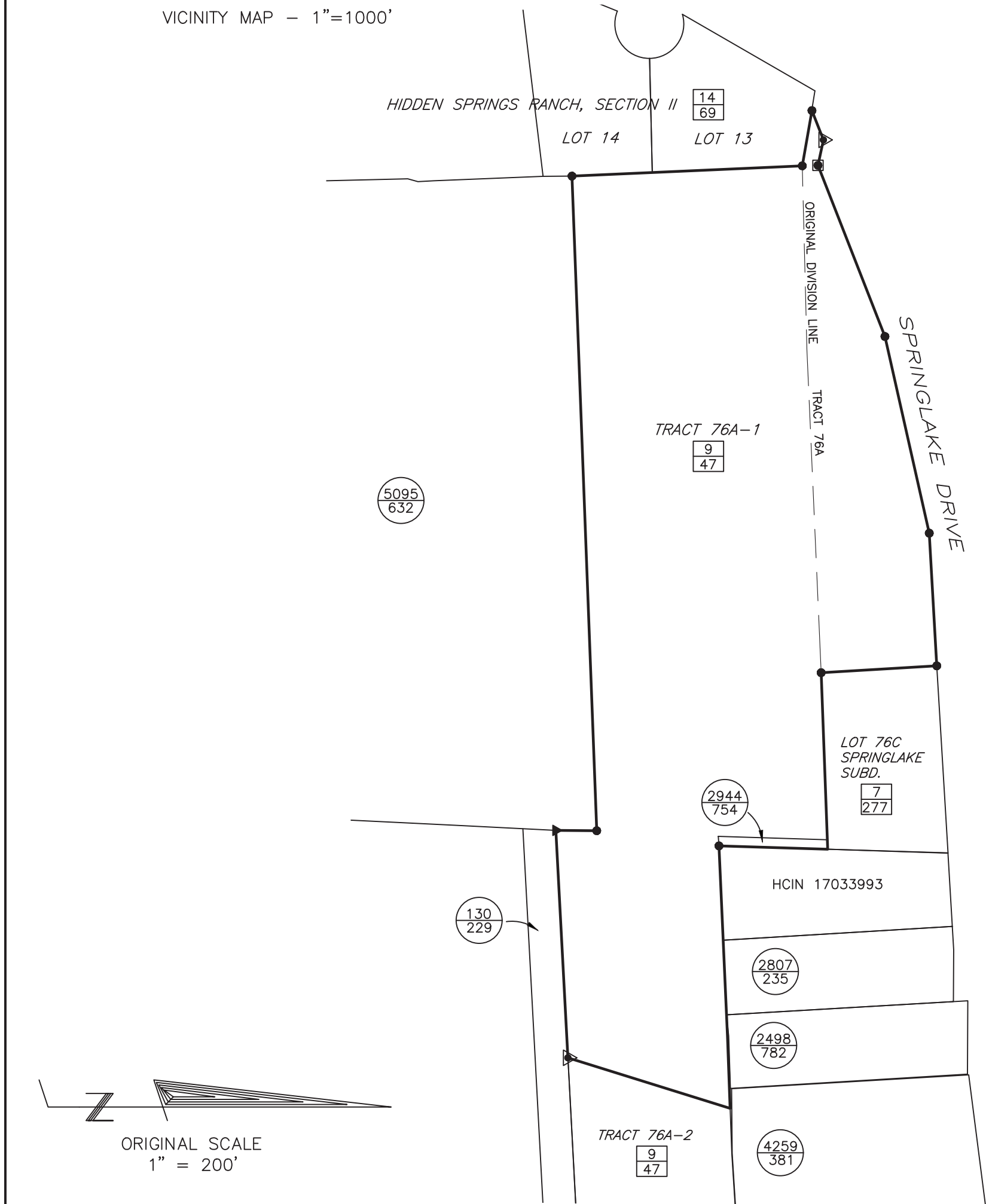
MICHELLE FISCHER, CITY ADMINISTRATOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307



SURVEYING
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500



ORIGINAL LOT CONFIGURATION
TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS AND 0.07 OF AN ACRE RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS

UTILITIES:
ELECTRIC-PEDERNALES ELECTRIC COOP.
WATER-CITY OF DRIPPING SPRINGS
SEWER-CITY OF DRIPPING SPRINGS

LOT SIZE CATEGORIES

- TOTAL NUMBER OF LOTS = 2
- AVERAGE LOT SIZE = 8.27 ACRES
- 1 LOT LARGER THAN 10.0 ACRES
- 0 LOTS LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES
- 1 LOT 2.00 ACRES OR LARGER UP TO 5.00 ACRES
- 0 LOTS LARGER THAN 1.00 ACRE AND SMALLER THAN 2.00 ACRES
- 0 LOTS SMALLER THAN 1.00 ACRE






DRIVEWAY PERMIT STATEMENT:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.

CLIENT: ROSE, BONNIE
DATE: 4/5/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 782/45
PLAT NO. 27903-21-c

LEGEND

-  HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
-  HAYS COUNTY PLAT RECORDS
-  IRON ROD SET WITH PLASTIC CAP
-  1/2" IRON ROD FOUND OR DIAMETER NOTED
-  IRON ROD FOUND WITH PLASTIC CAP STAMPED "STAUDT"

HIDDEN SPRINGS RANCH, SECTION II 14 69

LOT 14

LOT 13

OWNER
PATTY L. WRIGHT

OWNER
DAN POIRIER

OWNER
J & M COFFMAN LP

OWNER
MARKUS HEITKOETTER

OWNERS
PHILIP & SANDRA
LAIPIS

OWNERS
STEVEN & PATRICIA
CARRICO

LEE BLOCKER TO
HAYS COUNTY
1/31/1986 (50'R.O.W.)

5095
632 JOHNNY BAIRD ET AL TO
SLF IV-DRIPPING SPRINGS JV, L.P.
12/18/2014 (50.206 AC. TRACT 2)

TRACT 76A-1B
12.35 Acres

TRACT 76A-1A
4.19 Acres

2944
754 ROBERT ALLEN REED, JR., TRUSTEE TO
KENNETH M. ROSE & BONNIE M. ROSE
6/15/2006 (0.07 AC.)

HCIN 17033993
LEE RAND FLUITT TO
JOSIAH T. PANELLA ET AL
9/25/2017 (1.34 AC.)

2807
235 JOHN WILLIAM NICHOLS ET UX TO
EDWIN FIORILO & ALICIA FIORILO
11/8/2005 (1.20 AC.)

2496
782 CHAD VARNELL TO
SCOTT FERGUSON ET UX
6/29/2004 (1.22 AC.)

4259
381 CHARLES E. GIBSON TO
LAUREL A. ROBERTSON
1/1/2012 (SPRINGLAKE LOT 79A)



ORIGINAL SCALE
1" = 100'

LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- IRON ROD FOUND WITH PLASTIC CAP STAMPED RPLS 4404
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- IRON ROD FOUND WITH PLASTIC CAP STAMPED "STAUDT"

BYRN & ASSOCIATES, INC.
SURVEYING
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667
 PHONE 512-396-2270 FAX 512-392-2945
 FIRM NO. 10070500

REPLAT OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS AND 0.07 OF AN ACRE RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, ESTABLISHING TRACTS 76A-1A AND 76A-1B, SPRINGLAKE, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

CLIENT: ROSE, BONNIE
DATE: 4/5/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 782/45
PLAT NO. 27903-21-c



City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
cityofdrippingsprings.com

Open spaces, friendly faces.

Date: July 8, 2021

Jon Thompson
J Thompson Professional Consulting, LLC
PO Box 172
Dripping Springs TX 78620
jthompsonconsulting@outlook.com

Permit Number: SUB2021-0036
Project Name: Springlake Lot 76A-1 Replat
Project Address: 501 Springlake Drive, Dripping Springs, TX 78620

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

1. Because this property is in the ETJ the Water and Wastewater connection requirement statements should be signed by the County. Not the City Engineer. Please revise.

City Planner Comments

The following comments have been provided by Robyn Miga. Should you have any questions or require additional information, please contact Robyn Miga by email robyn@texasmunicipallawyers.com.

2. Change "surveyor notes" to state "Plat Notes"
3. Change note 10 to state that the plat is subject to the restrictions of the plat recorded in Volume 9, Page 46 of Hays County Plat Records. - Section 7.2
4. An extra page with the original subdivision is not needed. It makes the plat filing confusing. Just show those lines on the new plat in lighter line.
5. Plats are not approved administratively. Per 212 LGC, P & Z is the approval authority for plats. - 7.2.2 of the City's Code
6. Add Mim James as the Planning & Zoning Chair.
7. Change the title block to state "Final Plat, being a replat of..."
8. The plat calls out as being in the "city of dripping springs", there is only a portion in the city limits, is that all of any of

the lots? Or only a portion?

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.

9. Approved

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.